

LOT 10
IN OR 2475/968
ESMT PT OR 1429/1562

DOLANYI KRISZTINA/BOESSENKOOL DUANE
94147 PALM CIR
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525D-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

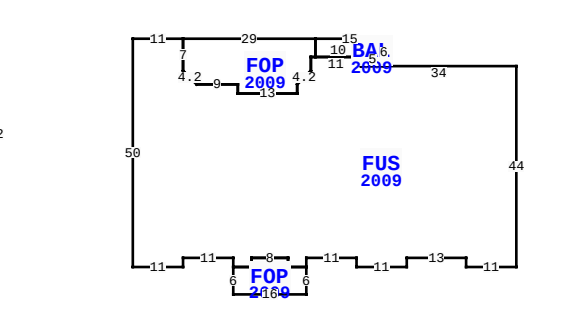
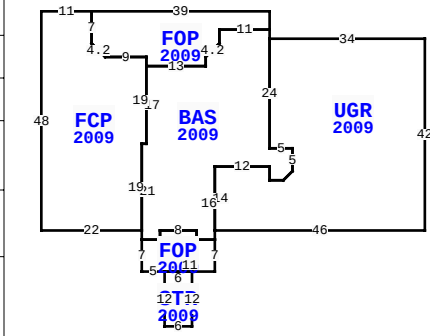
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	70	15	2009	10	1,665
BAS	971	100	2009	971	161,674
FCP	970	25	2009	242	40,294
FOP	112	30	2009	34	5,661
FOP	128	30	2009	38	6,327
FOP	301	30	2009	90	14,985
FOP	341	30	2009	102	16,983
FUS	3,569	100	2009	3,569	594,246
STR	72	10	2009	7	1,165
UGR	1,563	45	2009	703	117,050
TOTALS	8,097			5,766	960,050

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	518	4	2,072.00	SF	40.00
2	0350	CARPORT WD	0	100	52	30	1,560.00	SF	13.00
3	0317	DCK PLNG W	0	100	0	0	20.00	UT	1,000.00
4	0300	BOAT DCK W	0	100	0	0	538.00	SF	40.00
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0413	DUMBWAITR	0	100	0	0	1.00	UT	12,500.00
8	0910	SCRN RM L	0	100	45	31	1,395.00	SF	15.00
9	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RM	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	5,766	108.7275	180.49	1,040,705	2009	2009	0	0	0	7.75	92.25	
2 SFR CUST				100% - 2022	Heated Area: 4540				HX Base Yr 2022				



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					960,050				
TOTAL MARKET OB/XF VALUE					111,118				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					1,321,168				
SOH/AGL Deduction					465,137				
ASSESSED VALUE					856,031				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					804,620				
TOTAL JUST VALUE					1,321,168				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,211,690				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22707	XFOB	6,399	07/01/2009
B22502	SWIM POOL	25,000	05/01/2009
M14435	MECH OTHER	0	03/01/2009
P13634	OTHER	0	01/01/2009
C0822104	CO ISSUED	0	12/01/2008
E21478	ELEC OTHER	0	12/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2475/0968	6/30/2021	WD	Q	I	01	1,025,000	
GRANTOR:WOLFLA KATHY A							
GRANTEE:DOLANYI KRISZTINA &							
1594/1614	11/26/2008	WD	Q	I		375,000	
GRANTOR:CORBETT ERIC T & MICH							
GRANTEE:WOLFLA KATHY A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=2009] W34 BAS=[YR=2009] N2 FOP=[YR=2009] N4 W39 FCP=[YR=2009] W11 S48 E22 N19 E1 N19 W9 U3 L3 N7 \$ S7 D3 R3 E9 S2 E13 N2 U3 R3 N3 E11 \$ W11 S3 D3 L3 S2 W13 S17 W1 S21 FOP=[YR=2009] S7 E5STR=[YR=2009] S12 E6 N12 W6 \$ E11 N7 W4 N2 W8 S2 W4 \$ E4 N2 E8 S2 E4 N16 E12 S3 E3 U2 R2 N5 W5 N24 \$ S24 E5 S5 D2 L2 W3 N3 W12 S14 E46 N42 \$ PTR= E30 FUS=[YR=2009] E11 FOP=[YR=2009] E29 BAL=[YR=2009] E15 S6 W5 N2 W10 N4 \$ S4 W1 S3 D3 L3 S2 W13 N2 W9 U3 L3 N7 \$ S7 R3 D3 E9 S2 E13 N2 U3 R3 N3 E11 S2 E34 S44 W11 N2 W13 S2 W11 N2 W11 S2 FOP=[YR=2009] S6 W16 N6 E4 N2 E8 S2 E4 \$ W4 N2 W8 S2 W4 N2 W11 S2 W11N50\$ W30 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RM	0.00	0.00	1.00